



Nevada City
A Bicentennial
Community

CITY OF NEVADA CITY

CALIFORNIA

August 16, 1995

Housing Policy Division
State of California
Dept. of Housing and
Community Development
P O Box 952054
Sacramento, CA 94252-2054

Office of Planning & Research
1400 Tenth Street
Sacramento, CA 95814

REGARDING: City of Nevada City, General Plan and Housing Element Annual
Report

Ladies and Gentlemen:

Please find transmitted herewith our annual report for Fiscal Year 1994-95.

Please contact me if you have any questions or require additional information.

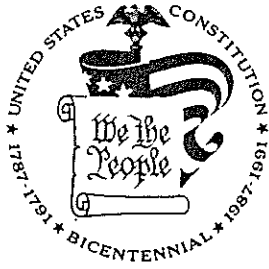
Sincerely,

Andrew R. Cassano
Andrew R. Cassano
City Planner

ARC/cs

Enclosure

NC10:annrpt.trn



Nevada City
A Bicentennial
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CITY OF NEVADA CITY

CALIFORNIA

NEVADA CITY GENERAL PLAN ANNUAL REPORT Fiscal Year 1994-1995

Introduction:

This report has been prepared by staff and approved by the City Council in accordance with the requirements of Section 65400(b) of the California Government Code (CGC) to provide Nevada City's City Council with the status of the implementation of the City's General Plan, including the progress in meeting its share of regional housing needs determined pursuant to CGC Section 65584. A copy of the report is also provided to the California Department of Housing and Community Development (HCD) in accordance with CGC Section 65588.5. Finally, a copy is provided to the State Office of Planning and Research for their review and information.

Housing Element-Overall Status

In accordance with State law, the City adopted an updated Housing Element on June 22, 1992. Following adoption of the housing element, HCD responded that in their opinion, the element did not meet all mandatory State requirements. An additional update of the housing element to address HCD concerns, reflect the first year's housing work program, and constitute a comprehensive "periodic review and revision" was written and resubmitted to HCD. Once again, HCD returned the draft update of the Element to us with comments stating that in their opinion it did not comply with State law.

In reviewing the status of the housing element, it is important to note that we are doing an excellent job of meeting regional allocation goals. The self-help housing project on Searls Avenue has begun, meaning that we will have exceeded our regional allocation for providing other low income housing. Few other California jurisdictions can make that statement.

Our outlook for meeting our allocation goals appear good except in the above moderate category. Meeting the goal for the above moderate category is a low priority in my opinion since there seems to be, from a practical standpoint, an ever-abundant supply of housing in this price range, both in the City and in areas adjoining the City.

Last year the Council was reminded that CGC Section 65585(f) states that if HCD finds that the draft element does not substantially comply with the law, the Council shall take one of the following actions:

1. Change the plan to satisfy HCD, or
2. "Adopt the draft element or draft amendment without changes. The legislative body [City Council] shall include in its resolution of adoption written findings which explain the reasons the legislative body believes that the draft element or draft amendment substantially complies with the requirement of this article despite the findings of the department [HCD]."

An adequate housing element has a number of community benefits, and should be reasonably pursued by the City. The primary benefit is having a meaningful tool to assist our citizens of all backgrounds and economic status to find safe and decent shelter. A secondary benefit is access to various grants including the Community Development Block Grant program, which are administered by HCD. A third benefit is using the element as a building block to an overall legally adequate General Plan, assuring property owners the ability to improve their land without the threat of general-plan-deficiency-based moratoriums or restrictions.

Following last year's annual review, the Council directed the staff to adopt the element without HCD approval if needed. City Attorney Jim Anderson reviewed the element and found it to be in compliance with State law. He did suggest that we make the land inventory more clear on where certain housing needs can best be met.

Our continued staff and budget limitations have prevented us from completing this readoption this fiscal year. We hope to complete this step in FY 95-96. However, our commitment to the programs in our existing element remains until this is accomplished.

Follow-up on Last Year's Annual Report

In revisiting the previous year quantified objectives, the following additional information is provided:

Unfortunately the legal issues revolving around forming a housing authority have not been resolved. The City will continue to conduct its own fair housing program with distribution of information at the County and the City's counter. The City has also continued to work with the Nevada County Community Housing and Community Development Department in a cooperative manner to assist housing opportunities both inside and outside of the City limits.

Regarding General Plan policies that required our attention last year, we have acted to escalate AB1600 fees towards the full amount recommended by the consultant to cover future capital improvements.

Based on public hearings held, it appears that escalation of the fees beyond current levels would be politically and economically difficult at this time. The staff will continue to monitor the AB1600 program and consider further recommendations to the Council as needed. The Council has, in fact, appointed a committee to develop design guidelines.

Although no action appeared necessary in last year's annual report, testimony at various public meetings encouraged the Council to proceed with a study of design guidelines.

Also, the Grand Jury's report was critical of the Planning Commission and further recommended that the City pursue development of design guidelines. Appropriate design guidelines could assist in reducing housing costs by making the City's review process more predictable.

During the fiscal year we made an application to HCD for a Community Development Block Grant for housing rehabilitation. Under the program the City applied for funding after demonstrating a need for the money to rehabilitate housing units. The administration of the program probably would be deferred to the Nevada County Housing and Community Development Department. Unfortunately, next year's annual report will demonstrate that the grant was not funded by HCD.

Housing Element 1994-95 Quantified Objectives

1994-95 Quantified Objective	Status of Meeting Objective
1. Consider initiating a zoning change of the Searls Avenue multi-family area and other appropriate areas to include the "-PD" planned development combining district to allow for better in-fill development on existing lots.	We are completing the Seven Hills Business District Enhancement Plan with a CDBG technical assistance grant. We will formulate a final recommendation on this rezoning issue. Next year's annual report should reflect its final disposition.
2. Work with Housing Authority on CDBG housing rehabilitation grant to repair existing homes.	With the assistance of Nevada County's Housing and Community Development Department, we filed an application for a \$420,000 CDBG Housing rehab grant. Unfortunately, this application was denied in July, 1995.
3. Revisit past year goals and explore reinforcing programs and pursuing new funding cycles.	During last year's annual review, the City Council declined to initiate mandatory disabled access units and inclusionary zoning. It was recognized that new ADA/Title 24 standards require disabled access and the City will continue to encourage such units. Inclusionary zoning seems ineffective due to very low building activity.

1994-95 Quantified Objective	Status of Meeting Objective
4. Strive for construction of 4 Very Low or Lower Income Units.	We greatly exceeded this goal by building 13 "other low" income units, which in fact lead us to exceed our overall housing element goals in this category.
5. Strive for rehabilitation for 4 existing units.	We accomplished the rehabilitation and retention of two units without grant funding, with private projects at 332 Drummond Street and at 155 Park Avenue Extension.

The following table outlines the actual progress of the City in meeting projected housing needs for the 1992-1997 planning period:

Income Range of Housing Targets	1992-97 Goal	1992-95 Actual	Number Remain.
VERY LOW	0	0	0
OTHER LOW	16	17	0
MODERATE	42	13	20
ABOVE MODERATE	101	9	89
TOTAL	159	39	109

Seven-Hills Business District, Jobs, Housing and Tax Revenue

We are excited to be nearly completed with the Seven Hills Business District Enhancement Plan. This project is being funded through a Community Development Block (CDBG) Planning and Technical Assistance Grant. The City will be putting between \$7500 and \$10,000 of general fund money into this effort. The California Department of Housing and Community Development will be putting \$30,000 of HUD-CDBG money into the study. The Seven Hills Business District holds great potential for future community development and meeting future needs in a variety of ways:

1. Development of the City corporation yard into a revenue-generating commercial site would assist the community by providing additional government revenues without changes in taxes.
2. The enhancement of the district would increase retail sales creating additional retail and service target income jobs. Additional commerce in this area would also benefit the community by providing higher sales tax revenue to fund local government services.

3. The district holds potential for meeting future community housing needs. We will be implementing a portion of our general plan requirements by studying the area along Searls Avenue to see what measures might be taken to utilize this area for better housing opportunities while maintaining the neighborhood flavor. Completion of this study is expected to occur in the first half of the 1995-96 fiscal year.

Planning Commission Annual Report

Finally, attached is the Planning Commission's Annual Report showing the past year's planning activity and list of applications.

Respectfully submitted,



Andrew R. Cassano
City Planner

Enclosures

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PLANNING COMMISSION
ANNUAL REPORT
For Fiscal Year
1994 1995

SUMMARY INFORMATION

The following is a summary of actions for the most common types of applications. The difference between the number approved and the total number of applications may mean that an application was denied, withdrawn, or was not finally acted on in this fiscal year. Legislative acts and appeals were finally approved by the City Council rather than the Commission.

[CODE]=TYPE OF APPLICATION	TOTAL	APPROVED
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[A]=Architectural Review:	50	45
[S]=Signs:	24	21
[VA]=Variances:	3	3
[TR]=Tree Removal:	14	13
[LS]=Landscaping Plan:	0	0
[GP]=General Plan Amendment:	3	1
[Z]=Zone Change:	0	0
[PZ]=Prezoning:	0	0
[FM]=Final Map (5 or More):	0	0
[PM]=Parcel Map:	0	0
[LA]=Lot Line Adjustment:	4	4
[SP]=Comm/Indust. Site Plan:	1	1
[UP]=Use Permit:	4	3
[PD]=Planned Development:	0	0
[MI]=Miscellaneous Approvals	8	5
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TOTALS:	111	96

Please see the attached for the details of each type of application. Like for like and violation details are not shown since no Planning Commission Action was taken.

CITY OF NEVADA CITY
PLANNING COMMISSION ANNUAL REPORT

(Includes Projects Reviewed by the Commission this Year)

Address Key	Applicant and Project Description	Commission Approved	Completed	New Units
** Detail for Typecode = A				
ALEXA-ST- -00356-	HELLWIG, RICK: BEDROOM OVER GARAGE	10/27/94	10/27/94	/ / 0
BOULD-ST- -00149-	BYERS, BARBARA: LARGE ADDITION TO EXIST.HOUSE	02/23/95	05/08/95	/ / 0
BRIDG-ST- -00223-	PETERSON, PEGGY: REAR DECK, COLOR CHANGE	10/13/94	10/13/94	/ / 0
BROAD-ST- -00236-	FREEMAN, CHRIS: PAINT KIDD-KNOX BUILDING	07/14/94	07/14/94	/ / 0
BROAD-ST- -00236-.S	ODD FELLOWS: REMOVE 5 CHIMNEYS,CLEAR SEAL BRK	08/25/94	08/25/94	/ / 0
BROAD-ST- -00310-	FOX, MICHAEL: REPAINT SAND, OFF-WHITE, GREEN	03/30/95	03/30/95	/ / 0
BROAD-ST- -00316-	WEBBER, CHARLOTTE: REPLACE SKYLIGHTS	07/14/94	07/14/94	/ / 0
BROAD-ST- -00433-	METHODIST CHURCH: REPLACE DOUBLE HUNG WINDOWS	03/30/95	03/30/95	/ / 0
BROAD-ST- -00436-	WARBURTON, BOB: CORRECT SIDING/ROOF DETAILS	03/30/95	05/11/95	/ / 0
BROAD-ST-E-00520-	BARNEWITZ, MARY: REMODEL EXTERIOR,CHNG WINDOWS	06/08/95	06/08/95	/ / 0
BROAD-ST-E-00630-	NIELSEN, CHRIS: REMODEL, EXCEPT ROOF, SHED	08/11/94	08/25/94	/ / 0
BROAD-ST-E-00630-	NIELSEN, CHRIS: ROOF REMODEL,GAR.,SHED DEMO.	08/11/94	/ /	/ / 0
BROAD-ST-E-00630-	NIELSEN, CHRIS: ROOF APPR, DEMOL/REBUILD GAR.	08/11/94	09/08/94	/ / 0
BROAD-ST-W-00633-	MC GILLICUDDY, PAUL: NEW DECK ON BACK SIDE	02/23/95	02/23/95	/ / 0
CLAY -ST- -00334-	LOTT, TOM: NEW RESIDENCE	08/25/94	09/08/94	/ / 1
CLAY -ST- -00334-	LOTT, TOM: ADD COUPELA, TILE ROOF (NOT RED)	10/27/94	10/27/94	/ / 0
CLAY -ST- -00339-	SMITH, CLIFF: NEW RESIDENCE	10/27/94	10/27/94	/ / 1
CLAY -ST- -00357-	GRONES, PAM: VINYL SIDING	07/28/94	/ /	/ / 0
CLAY -ST- -00433-	DAY, JOE: 6' ADDITION TO BEDROOM	08/11/94	08/11/94	/ / 0
DRUMM-ST- -00327-	WEBB, PAT: RAILINGS,LATTICE,SIDING,PAINT	09/22/94	09/22/94	/ / 0
DRUMM-ST- -00332-	SAUTER, LUANNE: FRONT ENTRY COVERED PORCH	09/08/94	09/08/94	/ / 0
GALEN-WY- -00004-	MILLARD, JEANNE: POOL & EQUIP. SHED	05/25/95	05/25/95	/ / 0
GETHS-ST- -00337-	LEEVEY, BRENT: REPLACE WINDOWS/WOOD FAKE GRID	08/11/94	08/11/94	/ / 0
GROVE-ST- -00108-	MARTIN, GALEN: CONSTRUCT NEW CARPORT	09/08/94	09/08/94	/ / 0
GROVE-ST- -00171-	TRINITY CHURCH: SMALL GARDEN SHED	06/22/95	06/22/95	/ / 0
LONG -ST- -00317-	TALBOT, BRUCE: MODIFY PREVIOUS-ROOF & WINDOWS	02/09/95	02/09/95	/ / 0
MAIN -ST- -00582-	HAIGHT/MEIER: REPLACE GARAGE W/CARPORT	10/27/94	10/27/94	/ / 0
MONRO-ST- -00308-	WYPER, TOM: NEW GARAGE	07/14/94	07/14/94	/ / 0
MONRO-ST- -00311-	BLODGETT, ROBT: VINYL SIDING OVER ASBESTOS	04/27/95	04/27/95	/ / 0
MONRO-ST- -00315-	GLICK, JOE: SECOND STORY ADDITION	05/11/95	05/11/95	/ / 0
NEVAD-ST- -00206-	GRIEP, LEE: NEW RESIDENCE-MATERIALS ONLY	07/14/94	07/14/94	/ / 0
NEVAD-ST- -00216-	SCHULZ, MONTE: CAR PORT, SOUTH SIDE GARAGE	03/09/95	03/09/95	/ / 0
NEVAD-ST- -00725-	BERGEN, ROBT: GARAGE, FRNT ADDN, REEROOF, TREE	08/11/94	08/11/94	/ / 0
PARK -AV-X-00153-	REICH, LORRAINE: ADD BATHROOM TO REAR	02/09/95	02/09/95	/ / 0
PARK -AV-X-00155-	FLUKE, DAVID: HARDBOARD SIDING & MAJOR REMOOL	11/10/94	11/10/94	/ / 0
PINE -ST-S-00115-	HAGAMAN, W.R.: REPAINT POSTS, TRIM, DOOR	03/30/95	03/30/95	/ / 0
PINE -ST-S-00203-	OSBORNE/WOODS: TRIM COLOR CHANGE: WHT/MAROON	09/08/94	09/08/94	/ / 0
PINE -ST-S-00203-	AMER.VICTORIAN MUSEUM: PORCH RAILS/RAMP/STEPS	02/23/95	02/23/95	/ / 0
PINE -ST-S-00216-	DICKARD, RICHARD: ENCLOSE REAR PORCH	02/23/95	02/23/95	/ / 0
PINE -ST-S-00405-	HAMILTON, STEVE: NEW RESIDENCE	04/27/95	05/11/95	/ / 1
RAILR-AV- -00524-	RICHERT, JOE: ENCLOSE BREEZEWAYS, PORCH	10/13/94	/ /	/ / 0
RAILR-AV- -00524-	RICHERT, JOE: MODIFY RV PORT SIDE ELEVATION	04/27/95	/ /	/ / 0
REWAR-ST- -00222-	KREMPLER, ROBT: 785 SF ADDITION, EXT. WORK	09/22/94	09/22/94	/ / 0
REWAR-ST- -00222-	KREMPLER, ROBT: 1X6 CDR SIDING, CHIMNEY, OTHER	05/25/95	05/25/95	/ / 0

CITY OF NEVADA CITY
PLANNING COMMISSION ANNUAL REPORT

(Includes Projects Reviewed by the Commission this Year)

Address Key	Applicant and Project Description	Commission Approved	Completed	New Units	
SACRA-ST- -00519-	CASSIDY, ANTHONY: DEMOLITION OF HOUSE	12/22/94	/ /	/ /	0
SPRIN-ST- -00401-	KVMR RADIO: ERECT ANTENNA ON 3RD FLOOR	02/09/95	02/09/95	/ /	0
SPRIN-ST- -00403-	NEVADA THEATRE: PLACE OLD DOORS ON BARN	09/08/94	09/08/94	/ /	0
SPRIN-ST- -00404-	NEVADA THEATRE: CHANGE PREV PLAN WITH ALCOVE	02/09/95	02/09/95	/ /	0
ZION -ST- -00754-	LEEDY, KATHERINE: REPLACE A/C OPENING W/WINDOW	06/22/95	06/22/95	/ /	0
ZION -ST- -00815-	DEAVER, PAUL: 24 SF ADDITION	01/12/95	01/12/95	/ /	0
** Subtotal **					3
** Detail for Typecode = ER					
PINE -ST-S-00000-	NEVADA CITY: GAULT BRIDGE REPLACEMENT	01/12/95	02/14/95	/ /	0
** Subtotal **					0
** Detail for Typecode = GP					
GOLDF-RD- -00000-	NEVADA CITY: GOLD FLAT AREA ANNEXATION	06/22/95	/ /	/ /	0
LOWGV-RD- -13440-	SUPERIOR PROPANE: ANNEXATION AND PREZONE	12/08/94	02/14/95	/ /	0
ZION -ST- -00648-	MINERS GROUP: GPA, OP ZONING, OP SITE PLAN	08/25/94	/ /	/ /	-1
** Subtotal **					-1
** Detail for Typecode = LA					
BOULD-ST- -00254-	FLUKES: LOT LINE ADJUSTMENT/RECONSIDER WEDOGS	04/13/95	04/27/95	/ /	0
GOLDT-DR- -00108-	KOPP, KARL: LOT LINE ADJUSTMENT WITH SHARPE	12/08/94	12/09/94	/ /	0
PINE -ST-S-00317-	CITY/STRAW/WILSON: LOT LINE ADJUSTMENT	03/30/95	03/30/95	/ /	0
REWAR-ST- -00215-	HEILMANN/RICK: LOT LINE ADJUSTMENT	12/22/94	12/22/94	/ /	0
** Subtotal **					0
** Detail for Typecode = MI					
ARGAL-WY- -00113-	ARGALL INVESTMENTS: AMENDED LANDSCAPE PLAN	07/14/94	07/14/94	/ /	0
AUSTI-ST- -00300-	DALY, JIM: 2800SF RESIDENCE-LANDSCAPE PLAN	07/14/94	07/14/94	/ /	0
CITY -WD- -00000-	GRAND JURY RESPONSE	07/14/94	/ /	/ /	0
CITY -WD- -00000-	CITY OF NEVADA CITY - PROSPECT HILL TRAIL	02/23/95	/ /	/ /	0
CITY -WD- -00000-	WORK ON HIST. DIST. SIGN GUIDELINES	04/27/95	/ /	/ /	0
PROVM-RD- -00000-	MALOTT, RICH: PROVIDENCE PL.-DALPEZ LANDSCAPE	07/14/94	07/14/94	/ /	0
PROVM-RD- -00000-	NEVADA CITY FIRE: ONE YEAR EXTENSION ON F.H.	03/09/95	09/09/95	/ /	0
WILLO-RD- -00251-	BECK, LLOYD: MOBILE PARK LANDSCAPE PLAN	09/22/94	09/22/94	/ /	0
** Subtotal **					0
** Detail for Typecode = S					
BROAD-ST- -00101-	SECHOVEC, KIRBY: KIRBY'S CREEKSIDE SIGNS	06/22/95	06/22/95	/ /	0
BROAD-ST- -00210-	MOBERG, VALERIE: SISTERS SIGN	05/25/95	05/25/95	/ /	0
BROAD-ST- -00217-	TUTTLE, ANITA: TANGLEWOOD FOREST SIGN	12/08/94	12/08/94	/ /	0
BROAD-ST- -00217-	TUTTLE, ANITA: SANDBLSTD TANGLEWOOD FOREST SN	12/22/94	/ /	/ /	0

08/01/95

CITY OF NEVADA CITY
PLANNING COMMISSION ANNUAL REPORT

(Includes Projects Reviewed by the Commission this Year)

Address Key	Applicant and Project Description	Commission	Approved	Completed	New Units
BROAD-ST- -00300-	PETERSON/MOHR: ASYLUM DOWN SIGN	08/25/94	08/25/94	/ /	0
BROAD-ST- -00300-	PETERSON/MOHR: CALIFORNIA GOLD SIGN	08/25/94	08/25/94	/ /	0
BROAD-ST- -00300-	ASYLUM DOWN/CALIF. GOLD SIGN VIOLATIONS	03/09/95	/ /	/ /	0
BROAD-ST- -00316-	NEWELL, DAN: WEEKENDS SIGN	05/11/95	05/11/95	/ /	0
BROAD-ST- -00417-	SMALLWOOD, LOYCE: TURQUOISE CONNECTION SIGN	08/25/94	08/25/94	/ /	0
BROAD-ST- -00421-	STOLLORY, GARY: BRIGADOON BOOKS SIGN	08/25/94	08/25/94	/ /	0
BROAD-ST- -00425-	MAGLEBY, JERRY: TREASURES ANTIQUES SIGN	05/11/95	05/11/95	/ /	0
BROAD-ST- -00436-	KALLMAN, DIANE: MOVE EXIST. 'STRAY CUTS' SIGN	02/09/95	02/09/95	/ /	0
COMME-ST- -00228-	BUHLIS, ROB'T: ADD SERVICE LIST SIGN @ ENTRY	04/27/95	05/11/95	/ /	0
COMME-ST- -00228-	BUHLIS, ROBT: MODIFY SERVICES SIGN BOARD APPR	06/22/95	06/22/95	/ /	0
COMME-ST- -00313-	TALLEY,WENDY: WATER GARDEN GALLERY SIGN	10/13/94	10/13/94	/ /	0
COMME-ST- -00401-	SOLIS, ISAAC: MEXICAN INN SIGN	10/13/94	10/27/94	/ /	0
COURT-ST- -00107-	MANKA, PAUL: LAW OFFICE SIGN	06/08/95	06/08/95	/ /	0
PINE -ST-N-00204-	JEFFREY, ROBT: DIVERSITY SIGN	05/11/95	05/11/95	/ /	0
PINE -ST-N-00207-	REICH/PALLEY: ATTORNEY SIGNS	10/13/94	10/13/94	/ /	0
PINE -ST-S-00203-	OSBORNE/WOODS: AMER.VICTOR.MUSE. SIGN	09/08/94	09/08/94	/ /	0
SPRIN-ST- -00415-	DEVLIN, DIANE: GRAPHIC DESIGNER SIGN	12/22/94	/ /	/ /	0
ZION -ST- -00700-	MINERS GROUP: TEMPORARY SIGN - 60 DAYS ONLY	01/12/95	01/12/95	/ /	0
ZION -ST- -00824-	TUCKER, DENNIS: ARBOR SIGN	07/28/94	07/28/94	/ /	0
ZION -ST- -00824-	TUCKER, DENNIS: ARBOR SIGN- 3' FROM SIDEWALK	08/25/94	08/25/94	/ /	0
** Subtotal **					0
** Detail for Typecode = SP					
ZION -ST- -00700-	MINERS GROUP: OFFICE & PROFESSIONAL SITE PLAN	08/25/94	08/25/94	/ /	0
** Subtotal **					0
** Detail for Typecode = TR					
BRIDG-WY- -00308-	WOODBIDGE: REMOVE 5 DISEASED TREES	02/23/95	02/23/95	/ /	0
BROAD-ST- -00224-	NAT.MANAGMT.ASSOC: REMOVE 2 TREES	07/28/94	07/28/94	/ /	0
GOLDF-RD- -00977-	ELDER, C.L.: REMOVE FORKED JAPANESE PINE	03/30/95	03/30/95	/ /	0
HWY -49-N-00510-	ELKS LODGE: TREE REMOVAL FOR POWER LINE	10/13/94	10/27/94	/ /	0
NIMRO-ST- -00425-	NEVADA CITY-REMOVE HAZARD TREE AT POOL	07/14/94	07/14/94	/ /	0
NIMRO-ST- -00511-	CARSON, MARCELLA: REMOVE 1 TREE IN ROCK WALL	04/27/95	04/27/95	/ /	0
PROVM-RD- -00400-	GVS: REMOVE/THIN DEAD, SICK TREES, FUEL BREAK	04/27/95	04/27/95	/ /	0
RAILR-AV- -00384-	SHIRLEY, RICHARD: REMOVE 11 TREES	04/27/95	06/08/95	/ /	0
RAILR-AV- -00524-	RICHERT, JOE: TREE REMOVAL 3 TREES	10/13/94	10/27/94	/ /	0
REWAR-ST- -00224-	BURKE, WM/ KELLY PAT: REMOVE 2 TREES	02/23/95	04/10/95	/ /	0
SPRIN-ST- -00325-	MINERS FOUNDRY: REMOVE CITY TREE FROM WALK	03/09/95	09/09/95	/ /	0
WOODP-LN- -00240-	CLUM, MARJ: REMOVE THREE TREES	04/27/95	04/27/95	/ /	0
WOODS-CT- -00104-	SASAKI, RONALD: REMOVE 12" LOCUST TREE	06/08/95	06/08/95	/ /	0
ZION -ST- -00795-	JONES, VIRGINIA: REMOVE 10 TREES	08/11/94	/ /	/ /	0
** Subtotal **					0

CITY OF NEVADA CITY
PLANNING COMMISSION ANNUAL REPORT

(Includes Projects Reviewed by the Commission this Year)

Address Key	Applicant and Project Description	Commission Approved	Completed	New Units
** Detail for Typecode = UP				
BOULD-ST- -00133-	VANDER VEEN: SHORT TERM RENTAL USE PERMIT	07/28/94	07/28/94	-1
BOULD-ST- -00254-	FLUKE, DAVID: B&B PLUS 3 UNITS & OUTDOOR EVNT	07/14/94	07/28/94	0
COMME-ST- -00426-	COLAGROSS, CURT: BED & BREAKFAST INN	10/13/94	/ /	0
RAILR-AV- -00400-	RAMEY, ROY: DEPOT, BATHRMS, SHOP, REALIGN TRACK	01/12/95	01/12/95	0
** Subtotal **				-1
** Detail for Typecode = VA				
BROAD-ST- -00216-	MOORE, TIM: ADD 500SF DECK, 2 IN-LIEU FEES	08/11/94	08/11/94	0
JORDA-ST- -00324-	COOK, KEN: FRONT S/B VARIANCE, ARCHITECTURE	09/22/94	09/22/94	0
NURSE-ST- -00511-	SANTOS, ELMO: REAR YARD VARIANCE/NEW HOME	12/22/94	12/22/94	1
** Subtotal **				1
*** Total ***				2

CITY OF NEVADA CITY
ANNUAL HOUSING ELEMENT REPORT

(Includes Projects Reviewed by the Commission this Year)

ADDRESS KEY	PROJECT DESCRIPTION	APPROVAL	BLOG PERM	VERY LOW	LOW	VERY LOW	LOW
=====	=====	DATE	DATE	REHABS	REHABS	NEW UNITS	NEW UNITS
=====	=====	=====	=====	=====	=====	=====	=====
DRUMM-ST- -00332-	SAUTER, LUANNE: FRONT ENTRY COVERED PORC	09/08/94	/ /	0	1	0	0
PARK -AV-X-00155-	FLUKE, DAVID: HARDBOARD SIDING & MAJOR R	11/10/94	/ /	0	1	0	0
*** Total ***				0	2	0	0